

20211019000507660
10/19/2021 12:52:03 PM
DEEDS 1/4

Grantor's Name: Vita Padalino & Wesley A. Higgins
Mailing Address: 115 Rivers Edge
Shelby, AL 35143

Grantee's Name: Mustard Seed Holdings, LLC
Mailing Address: 308 Highway 10
Calera, AL 35040

Property Address: 115 Rivers Edge
Shelby, AL 35143

Date of Sale: October 15, 2021

Total Purchase Price \$1,300,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom
McGlinchey Stafford
505 North 20th Street, Suite 800
Birmingham, Alabama 35203

Mustard Seed Holdings, LLC
309 Highway 10
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE MILLION THREE HUNDRED THOUSAND and 00/100 DOLLARS (\$1,300,000.00) and other good and valuable consideration to the undersigned Grantors, **Wesley A. Higgins** and wife, **Vita Padalino** (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **Mustard Seed Holdings, LLC** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

This deed is recorded simultaneously with purchase money mortgage in the amount of \$1,105,000.00.

SUBJECT TO:

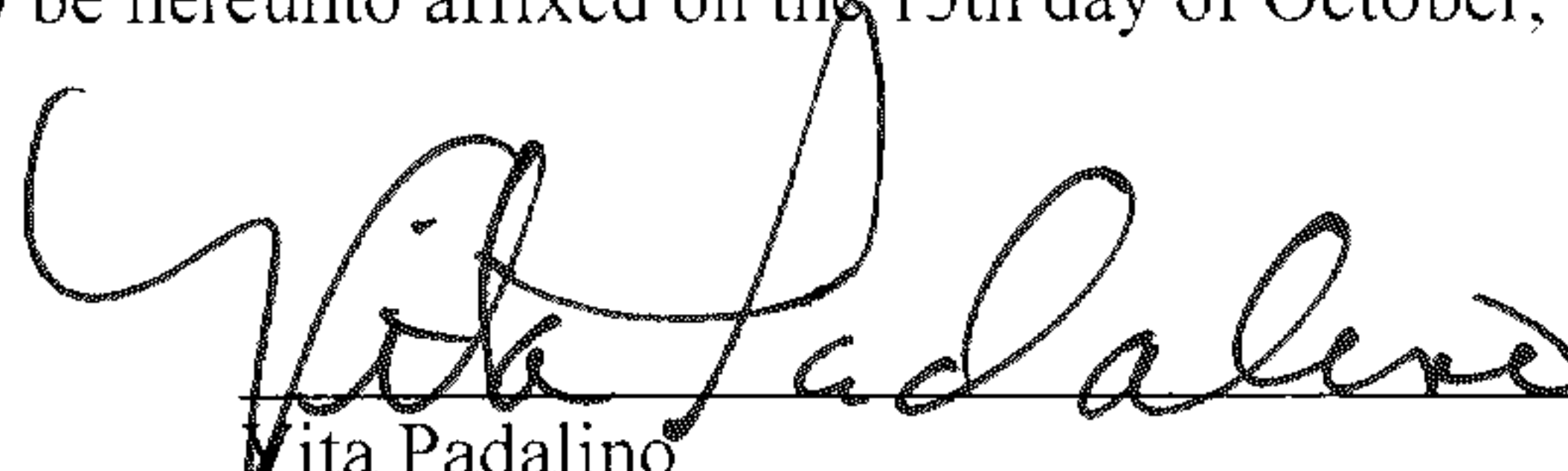
1. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 3, Page 117 of the Probate Records of Shelby County, Alabama.
2. Easement recorded in Instrument 20170731000274400, of the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Mustard Seed Holdings, LLC, its successors and assigns forever.


And Grantors, do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and

convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this conveyance to be executed in their names and, have caused their seal to be hereunto affixed on the 15th day of October, 2021.



Vita Padalino



Wesley A. Higgins

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Vita Padalino, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and Official seal this 15th day of October, 2021.

(Notary Seal)



Notary Public
My Commission Expires: 11-2-2022




STATE OF ALABAMA)
)
JEFFERSON COUNTY)

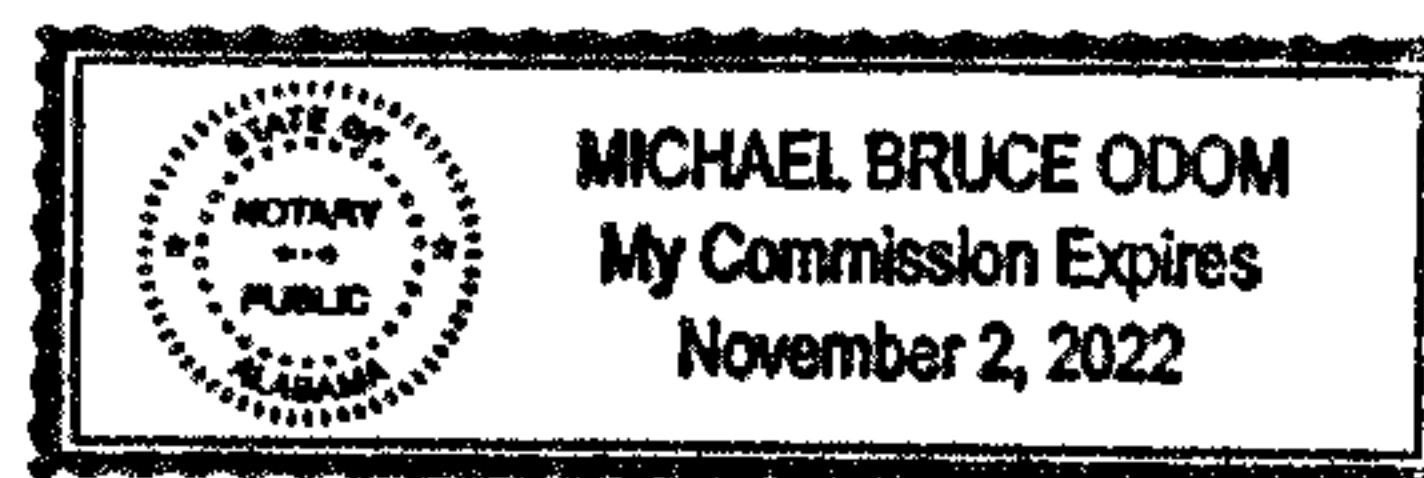
I, the undersigned Notary Public, in and for said County and State hereby certify that Wesley A. Higgins, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

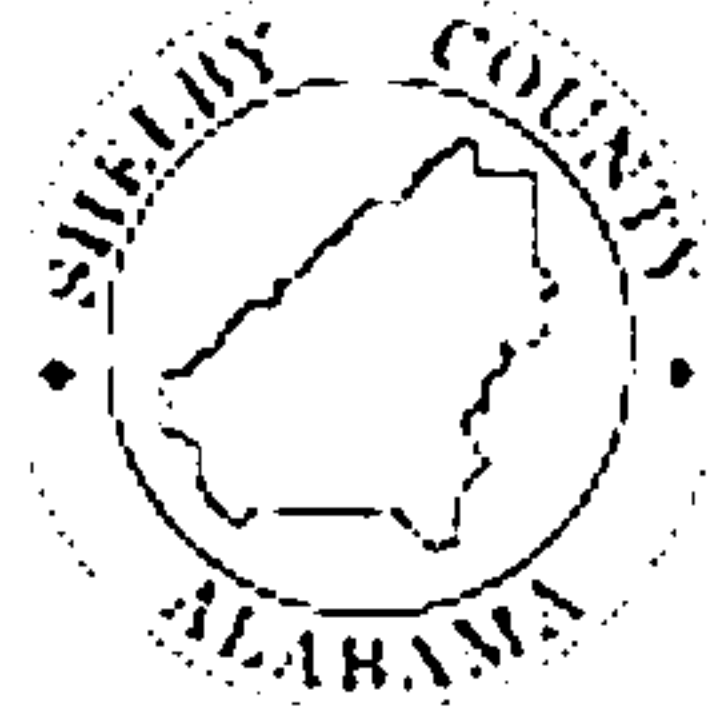
Given under my hand and Official seal this 15th day of October, 2021.

(Notary Seal)



Notary Public
My Commission Expires: 11-2-2022





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2021 12:52:03 PM
\$226.00 BRITTANI
20211019000507660

Allen S. Bayl

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 12, 13 and 14 according to the Survey of Rice Acres, a set forth in Map Book 3, Page 117, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT that part of Lot 12 between the northerly right of way line of a 20 foot right of way and an existing fence line agreed to by Mac and Glenda Stinson and J.T. Boykin, Jr., being more particularly described as follows:

Commencing at the southern most corner of Lot 10, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, in the Judge of Probate Office, Shelby County, Alabama; thence run Northwesterly along the western line of said Lot 10; also being the Northeast Right of Way boundary of a 20 foot public right of way for a distance of 340.00 feet to the Northwest corner of said Lot 10; thence turn an angle of 27 degrees 51'00" to the left and continue along said 20' right of way for a distance of 175.00 feet; thence turn an angle of 64 degrees 59'00" to the left and continue along said 20' right of way for a distance of 50.34 feet to the Point of Beginning; thence continue along the last described course to the 397.0 foot contour; thence run Northwesterly along the said 397 foot contour to an existing fence; thence run Northeasterly along fence a distance of 59.77 feet to an existing fence corner, thence turn an angle of 27 degrees 51'39" to the right and continue along said fence line for a distance of 11.31 feet; thence turn an angle of 41 degrees 46'26" to the left and continue along said fence line to the 397.0 foot contour; thence run Southwesterly along the said 397 foot contour to its intersection with said Northerly right of way line of said 20 foot right of way; thence run in a Southwesterly direction along said Northerly right of way line to the Point of Beginning.

TOGETHER WITH A NON EXCLUSIVE 12' INGRESS AND EGRESS AND UTILITY EASEMENTS SITUATED IN THE NORTHWEST 1/4 OF SECTION 18 TOWNSHIP 24 NORTH, RANGE 16 EAST, SHELBY COUNTY, ALABAMA:

Commence at the Southern most corner of Lot 10, according to the Map of Rice Acres, as recorded in Map Book 3 Page 117, in the Probate Office of Shelby County, Alabama; thence run Northwesterly along the Western line of said Lot 10; also being the Northeast right of way boundary of a 20' public right of way for a distance of 340.00 feet to the Northwest corner of said Lot 10, thence turn an angle of 27 degrees 51'00" to the left and continue along said 20' right of way for a distance of 175.00 feet; thence turn an angle of 64 degrees 59'00" to the left and continue along said 20' right of way for a distance of 50.34 feet thence turn an angle of 85 degrees 36'50" to the right for a distance of 53.59 feet; thence turn an angle of 3 degrees 49'49" to the left a distance of 26.09 feet to an existing fence and the Point of Beginning of the centerline of a 12 foot ingress and egress and public utility easement; thence turn an angle of 180 degrees 00' to the right a distance of 26.09 feet; thence turn angle of 3 degrees 49' to the right a distance of 53.59 feet; thence turn an angle of 11 degrees 33'41" to the right a distance of 20.22 feet to the Southerly right of way line of said 20 feet right of way; thence leaving said right of way continue along last described courses for a distance of 39.27 feet, thence turn an angle of 8 degrees 51'48" to the right for a distance of 59.70 feet; thence turn an angle of 9 degrees 00'25" to the right for a distance of 29.28 feet; thence turn an angle of 10 degrees 25'34" to the left for a distance of 16.12 feet to the deed line of a Warranty Deed from Florence Louise Boykin, a widow to J.T. Boykin, recorded in Deed Book 357, Page 824, August 3, 1984, in the office of the Probate Judge of Shelby County, Alabama; thence continue along said line for a distance of 11.63 feet; thence turn an angle of 33 degrees 30'48" to the left for a distance of 26.90 feet thence turn an angle of 23 degrees 36'34" to the left for a distance of 58.00 feet to the Northwesterly right of way line of a private road; said point being the end of said centerline of 12' easement.

LESS AND EXCEPT all that part of the lands hereinafter described which would be severed with waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January 1945, as set out in Deed Book 240, page 468 in the Probate Office of Shelby County, Alabama.